

Benedictine Gate, EN8 0XB
Waltham Cross

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Benedictine Gate, EN8 0XB

Kings Group are delighted to present this SPACIOUS, CHAIN FREE, THREE BEDROOM LINK DETACHED HOUSE.

GUIDE PRICE £425,000 - £450,000

Situated within a sought-after residential development, this well-presented three-bedroom link-detached family home offers spacious and versatile accommodation throughout, a generous rear garden, off-street parking and excellent potential for further extension, subject to the necessary planning permissions.Upon approaching the property, you are welcomed by a driveway providing off-street parking, complemented by a front garden. A porch entrance leads into the property and through to a spacious lounge, offering a comfortable and inviting living area with ample space for a variety of furniture arrangements.

Positioned to the rear of the lounge is an open-plan kitchen/dining room, providing an ideal setting for both everyday family living and entertaining. The kitchen offers practical workspace and storage, whilst the dining area comfortably accommodates a family dining table.Ascending to the first floor, the landing provides access to three well-proportioned bedrooms, comprising two generous double bedrooms and a further single bedroom, which could alternatively be utilised as a nursery, home office or dressing room. Completing the first-floor accommodation is a family shower room.

Externally, one of the property's standout features is its substantial rear garden, predominantly laid to lawn with a patio area providing the perfect space for outdoor dining, entertaining and relaxation. The generous garden offers excellent potential for landscaping and further enhancement. Additional benefits include side access to the garden and rear access into the single garage, conveniently positioned to the side of the property. The property also presents excellent scope for extension and further development (STPP), offering prospective purchasers the opportunity to adapt and enhance the accommodation to suit their individual requirements.

Guide Price £425,000









- CHAIN FREE
- POTENTIAL TO EXTENED (STPP)
- IDEAL FAMILY HOME
- NEAR BROOKFIELD SHOPPING CENTRE
- EASY ACCESS TO A10 AND M25
- DRIVEWAY AND GARAGE
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- SPACIOUS BEDROOMS
- CLOSE TO POPULAR SCHOOLS
- FREEHOLD

Location
A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. Benedictine Gate has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and businesses, in addition to local high street shops The Cedars is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops nearby, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

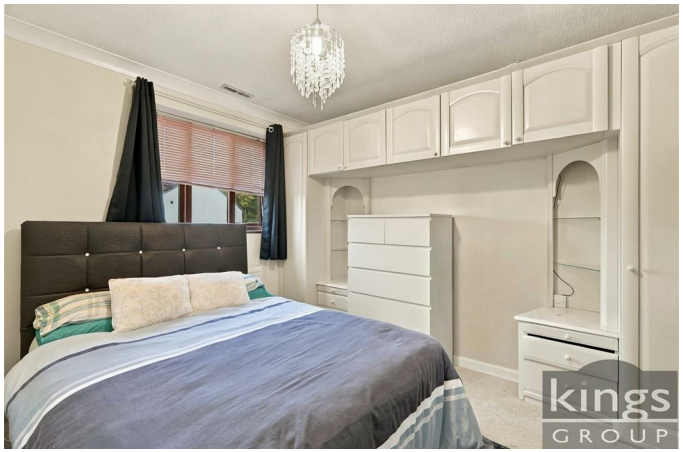
Travel Links
Benedictine Gate also offers fantastic commute links, with both Cheshunt and Broxbourne Station being under a 30-minute walk away. There are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes, and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. In addition to the public transport links, the A10 and M25 are also accessible in under 10 minutes.

Local Schools
With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that Benedictine Gate offers, you also have some of the areas most sought after and popular schools such as Longlands Primary School and Nursery, Wormley CofE Primary School, Churchfield Church of England Academy, The Broxbourne School, Broxbourne CofE Primary School and many more all within a short drive or walk away.

Additional Information
Council Tax Band - E

Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Low, Surface Water: Very Low
EPC - D








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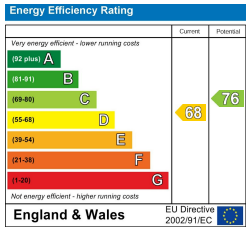

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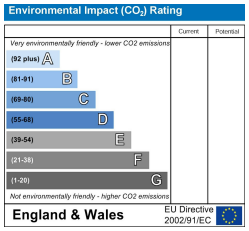


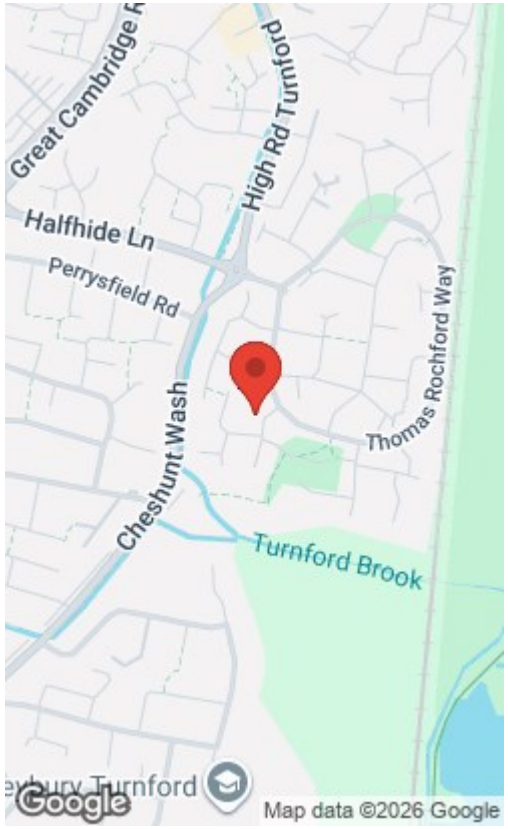






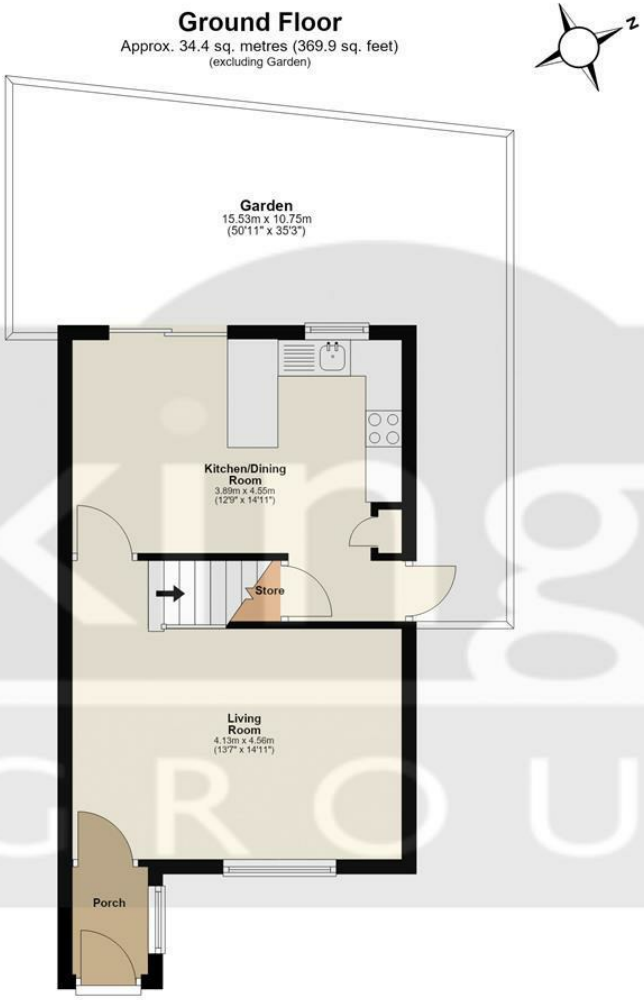






Ground Floor

Approx. 34.4 sq. metres (369.9 sq. feet)
(excluding Garden)



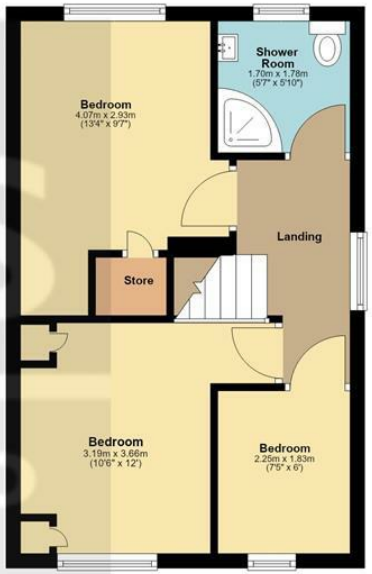
Outbuilding

Approx. 11.9 sq. metres (128.2 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 80.3 sq. metres (864.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Benedictine Gate

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9 Lynton Parade, Turners Hill, Cheshunt,
Hertfordshire, EN8 8LF
T: 01992 635735
E:
www.kings-group.net